

Doc ID: 005983180014 Type: DEE  
Recorded: 06/24/2010 at 01:50:18 PM  
Fee Amt: \$35.00 Page 1 of 14  
Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
File# 2010-00005080  
BK 1345 Pa 438-451

Doc ID: 004027180019 Type: DEE  
Recorded: 11/07/2008 at 01:20:39 PM  
Fee Amt: \$35.00 Page 1 of 13  
Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
File# 2008-00017247  
BK 1241 Pa 147-159

**BOUNDARY LINE AGREEMENT**

THIS BOUNDARY LINE AGREEMENT, made this 24<sup>th</sup> day of October, 2006, by and between WILLIAM J. CLINTON AND SHARON J. CLINTON, husband and wife, hereinafter referred to as "Clinton" (Grantors); and JACK K. NARGIL AND DINAH C. NARGIL, husband and wife, hereinafter referred to as "Nargil" (Grantees); and the VIRGINIA OUTDOORS FOUNDATION, an agency of the COMMONWEALTH OF VIRGINIA, herein called the "VOF", whose address is 203 Governor Street, Suite 302, Richmond, Virginia 23219 and, FARM CREDIT OF THE VIRGINIAS, ACA, "the Bank," whose address is 106 Sangers Lane, Staunton, Virginia 24401-6711, and JOHN S. DAY and C. CARROLL LAYCOCK, JR., TRUSTEES, either or both of whom may act, herein called "Trustees".

**WITNESSETH:**

WHEREAS, Clinton acquired 203.6942 acres, more or less, known as Parcel 1, located in Marshall Magisterial District, by Deed from Concordia College, a/k/a Concordia Seminary, a Missouri nonprofit corporation, dated September 15, 1998 and recorded October 6, 1998 in Deed Book 818 at page 22 among the land records of Fauquier County, Virginia; and

WHEREAS, Clinton acquired all right, title, usage and interest in and to the section of a farm road (also known as the "gravel drive") and adjacent land located in Fauquier County, Virginia, by Quitclaim Deed from Shirley Triplett, widow, dated September 29, 2004 and recorded October 5, 2004 in Deed Book 1122 at page 293 in the aforesaid Clerk's Office; and

WHEREAS, Nargil acquired in aggregate 2.8838 acres, more or less, located in Marshall Magisterial District, by Deed from Stacie E. McGinn, divorced, dated August 30, 2006 and recorded September 1, 2006 in Deed Book 1231 at page 1373 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia;

WHEREAS, Nargil acquired the strip of land conveyed by a Correction and Quitclaim Deed from Leslie A. Janka, as grantor, to Stacie E. McGinn, as grantee dated March 4, 2004 and recorded on March 11, 2004 in Deed Book 1087 at Page 80, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia; and by Deed of Correction and Quitclaim Deed from Katherine C. Janka, now known as Katherine Reynolds Chaddock, as grantor, to Stacie E. McGinn, as grantee, dated March 15, 2004 and recorded March 22, 2004 in Deed Book 1088 at page 1514, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia; and

NOV 2 2010

Tax Map #6032-58-7311-000  
#6032-76-9904-000  
Consideration: \$0

Return to: 10562 Josiah Adams Place  
Delaplane, VA 20144

MILDRED F. SLATER  
P. O. BOX 236  
UPPERVILLE, VA 20183

\* This document is being re-recorded to correct an erroneous error in the body of the document and on "Exhibit A" of the agreement which references the metes and bounds description.

WHEREAS, said lands owned by Clinton and Nargil adjoin; and

WHEREAS, Eric K. Niskanen of Carson & Ashley, certified land surveyor, surveyed the lands of Clinton and Nargil, including the division line between the parties; and

WHEREAS, the division line between the parties have been in dispute; and

WHEREAS, Clinton and Nargil are of the opinion that the survey of the division line made by said Eric K. Niskanen of Carson & Ashley, Engineers, Surveyors and Planners, dated October 3, 2006 and the metes and bounds description are the true and correct division lines between said respective properties and said respective parties desire to place this agreement in writing. Said plat and metes and bounds description are attached hereto and made a part hereof by reference.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

That for and in consideration of the premises and the mutual advantage of having said boundary line set, fixed and determined, it is mutually understood and agreed as follows:

1. The parties hereto agree that the plat prepared by Eric K. Niskanen of Carson & Ashley, dated October 3, 2006 and the following metes and bounds description shows the true and correct division line between the properties as follows:

BEGINNING at a nail set in the center of Virginia Route 628 – Scuffleburg Road; thence departing Scuffleburg Road and with the lines agreed upon by Clinton and Nargil the following courses:

S 83° 37' 20" W 13.16 feet to an iron pipe set;  
36.37 feet along the arc of a curve to the left having a radius of 156.78 feet, a central angle of 13° 17' 32" and a chord bearing and distance of N 84° 37' 29" W 36.29 feet to an iron pipe set; \*N84 deg.10'25"W36.29 ft.  
S 89° 10' 49" W 20.62 feet to an iron pipe set;  
51.55 feet along the arc of a curve to the left having a radius of 352.81 feet, a central angle of 8° 22' 19" and a chord bearing and distance of S 82° 36' 47" W 51.51 feet to an iron pipe set;  
S 71° 46' 42" W 31.37 feet to an iron pipe set;  
\*S 67° 10' 49" W 21.12 feet to an iron pipe set; \*21.11  
S 64° 22' 30" W 82.40 feet to an iron pipe set;  
S 63° 00' 59" W 105.82 feet to an iron pipe set;  
S 64° 58' 15" W 111.10 feet to an iron pipe found in the easterly line of the Jacob Lee Johnson property.

A copy of said metes and bounds description is attached hereto, incorporated herein and marked "Exhibit A". A copy of the survey prepared by Carson &


Ashley, Engineers, Surveyors and Planners, dated October 3, 2006, shown as "plat showing property line agreement between the properties of William J. Clinton and Sharon J. Clinton and Jack K. Nargil and Dinah C. Nargil" is attached hereto, incorporated herein and marked "Exhibit B".


2. Clinton for and in consideration of the premises does hereby grant unto Nargil, any and all interest or title that Clinton may have to the lands contiguous to and on the south side of said division line as shown on the aforementioned plat and in said metes and bounds description.
3. Nargil for and in consideration of the premises does hereby grant unto Clinton, any and all interest or title that Nargil may have to the lands contiguous to and on the north side of said division line as shown on the aforementioned plat and in said metes and bounds description, including any and all interest or title that Nargil may have acquired by the Correction and Quitclaim Deed dated as of March 4, 2004 by and between Leslie A. Janka, as grantor, and Stacie E. McGinn, as grantee, and recorded on March 11, 2004 in Deed Book 1087 at Page 80 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia and by Deed of Correction and Quitclaim Deed from Katherine C. Janka, now known as Katherine Reynolds Chaddock, as grantor, and Stacie E. McGinn, as grantee, dated March 15, 2004 and recorded March 22, 2004 in Deed Book 1088 at page 1514, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.
4. Clinton grants Nargil the right of ingress and egress across the gravel drive shown on the attached plat adjoining and to the north of Nargil's property for purposes of ingress and egress to the western portion of Nargil's property.
5. Clinton and Nargil agree that the gravel drive will be limited to use by the Clinton, Nargil and Jacob Lee Johnson properties.

This Boundary Line Agreement shall be binding upon the heirs, executors, administrators, devisees, grantees and assigns of Clinton and Nargil.

*[the remainder of this page intentionally left blank]*

WITNESS the following signatures and seals:


  
 \_\_\_\_\_ (SEAL)  
 WILLIAM J. CLINTON

  
 \_\_\_\_\_ (SEAL)  
 SHARON J. CLINTON

~~MARYLAND~~  
 STATE OF ~~VIRGINIA~~,  
 COUNTY OF ~~FAUQUIER~~, to-wit:  
~~MONTGOMERY~~

I, a Notary Public in and for the County and State aforesaid, hereby certify that **William J. Clinton and Sharon J. Clinton**, husband and wife, have this day personally acknowledged the foregoing before me in my County and State aforesaid.

Given under my hand this 27 day of October, 2006.

  
 \_\_\_\_\_  
 Notary Public

My commission expires: 3/1/08

CRAIG B. SMITH  
 NOTARY PUBLIC, MONTGOMERY COUNTY, MD  
 MY COMMISSION EXPIRES MARCH 1, 2008

WITNESS the following signatures and seals:

 (SEAL)  
JACK K. NARGIL

 (SEAL)  
DINAH C. NARGIL

STATE OF VIRGINIA,  
CITY/COUNTY OF Loudoun to-wit:

I, a Notary Public in and for the County and State aforesaid, hereby certify that **Jack K. Nargil and Dinah C. Nargil**, husband and wife, have this day personally acknowledged the foregoing before me in my County and State aforesaid.

Given under my hand this 24 day of October, 2006.

  
Notary Public

My commission expires: 10/31/2007




Accepted:  
VIRGINIA OUTDOORS FOUNDATION,

By: Leslie H. Grayson  
Leslie H. Grayson, Deputy Director

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Fauquier, TO WIT:

I, Jennifer L. Perkins, a Notary Public for the Commonwealth aforesaid, hereby certify that Leslie H. Grayson, Deputy Director of the Virginia Outdoors Foundation, personally appeared before me this day and acknowledged the foregoing instrument on behalf of the Virginia Outdoors Foundation.

WITNESS my hand and official seal this 30<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/31/2008 (SEAL)

Witness the following signature and seal:

John S. Day Trustee (SEAL)  
JOHN S. DAY, TRUSTEE

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Fauquier, TO WIT:

I, Sandra Myers, a Notary Public for the Commonwealth  
aforesaid, hereby certify that John S. Day, as Trustee, personally appeared before me this  
day and acknowledged the foregoing instrument.

WITNESS my hand and official seal this 30 day of October, 2006.

Sandra Myers  
Notary Public

My commission expires: April 30, 2009 (SEAL)



Witness the following signature and seal:

FARM CREDIT OF THE VIRGINIAS, ACA

By: *C. Carroll Laycock, Jr.* (SEAL)  
C. CARROLL LAYCOCK, JR.

Its: Branch Manager

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Loudoun, TO WIT:

I, Pamela S. Lewis, a Notary Public for the Commonwealth  
aforesaid, hereby certify that C. Carroll Laycock, Jr. as Branch Manager of Farm Credit  
of the Virginias, ACA, personally appeared before me this day and acknowledged the  
foregoing instrument.

WITNESS my hand and official seal this 31st day of October, 2006.

*Pamela S Lewis*  
Notary Public

My comission expires: Sept 30, 2009 (SEAL)



CMYDOCUMENTS\AGREEMENTS\CLINTON.NARQ016



"Exhibit A"



June 15, 2010

Metes and Bounds Description  
On the Lines of Agreement  
Between the Properties of

William J. Clinton and Sharon J. Clinton  
Deed Book 818, Page 22  
Deed Book 1122, Page 293  
and  
Jack K. Nargil and Dinah C. Nargil  
Deed Book 1231, Page 1373

Marshall Magisterial District  
Fauquier County, Virginia

Surveyor's Note: Re-recording a Metes and Bounds Description. The original description under date of October 3, 2006, and recorded in Deed Book 1241, Page 147-159 is hereby revised to correct a bearing and distance contained therein.

Beginning at a nail set in the center of Virginia Route 826 – Scuffleburg Road and in the westerly line of the Dunn property; thence departing the Dunn property and Scuffleburg Road and with the lines agreed upon by Clinton and Nargil the following courses:

- S 83° 37' 20" W 13.16 feet to an iron pipe set;
- 36.37 feet along the arc of a curve to the left having a radius of 156.78 feet, a central angle of 13° 17' 32" and a chord bearing and distance of ~~N 84° 37' 20" W 36.29 feet~~ hereby corrected to N 84° 10' 25" W 36.29 ft. to an iron pipe set;
- S 89° 10' 49" W 20.62 feet to an iron pipe set;
- 51.55 feet along the arc of a curve to the left having a radius of 352.81 feet, a central angle of 8° 22' 19" and a chord bearing and distance of S 82° 36' 47" W 51.51 feet to an iron pipe set;
- S 71° 46' 42" W 31.37 feet to an iron pipe set;
- S 67° 10' 49" W ~~21.12 feet~~ hereby corrected to 21.11 feet to an iron pipe set;
- S 64° 22' 30" W 82.40 feet to an iron pipe set;
- S 63° 00' 59" W 105.82 feet to an iron pipe set;
- S 64° 58' 15" W 111.10 feet to an iron pipe found in the easterly line of the Johnson property.

Eric K. Niskanen  
LS No. 1524-B

10

N/F JOHNSON, TRS  
DB 103, PG 108

N/F WHITE  
DB 546, PG 245

CURVE	RADIUS	DELTA ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C1	56.78'	181°32'	34.37'	18.27'	36.29'	N 64°10'25" W
C2	352.81'	6°22'19"	51.85'	25.82'	51.51'	S 62°36'47" W

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 50005 0076A, DATED NOV. 1, 1974. THE PROPERTY IS LOCATED IN ZONES A & C. THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
4. IMPROVEMENTS, IF ANY, NOT SHOWN.
5. THIS DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN.

OWNER'S CONSENT STATEMENT

THE PROPERTY LINE AGREEMENT DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNERS, PROPRIETORS, TRUSTEES

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Montgomery

COTTONWELL/TWISTATE OF Maryland

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 27th DAY OF October, 2006

BY William J. Clinton and Sharon J. Clinton

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/1/08

CHARLES R. BIRNH  
NOTARY PUBLIC, MONTGOMERY COUNTY, MD

OWNER'S CONSENT STATEMENT

THE PROPERTY LINE AGREEMENT DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNERS, PROPRIETORS, TRUSTEES

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF Loudoun

COTTONWELL/TWISTATE OF Virginia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 24 DAY OF October, 2006

BY Jack K. Margil and Dinah Gerley Margil

NOTARY PUBLIC

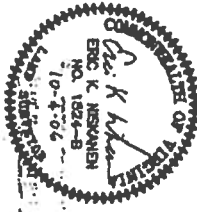
MY COMMISSION EXPIRES: 10/31/2007

CHARLES R. BIRNH  
NOTARY PUBLIC, MONTGOMERY COUNTY, MD

L7	5 64°50'15" W	111.10'
----	---------------	---------

SURVEYOR'S CERTIFICATE

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN MARYLAND, CERTIFY THAT THIS PROPERTY LINE AGREEMENT TO THE BEING IS BASED ON A CURRENT FIELD SURVEY. I FURTHER CERTIFY THE PROPERTIES SHOWN HEREON ARE IN ACCORDANCE WITH THE RECORDS OF THE LAND RECORDS OF FAULCONER COUNTY, MARYLAND. I WILLIAM J. CLINTON & SHARON J. CLINTON - DB 882, PG 22 & JACK K. MARGIL & DINAH C. MARGIL - DB 1281, PG 378 - FAULCONER COUNTY, MARYLAND.

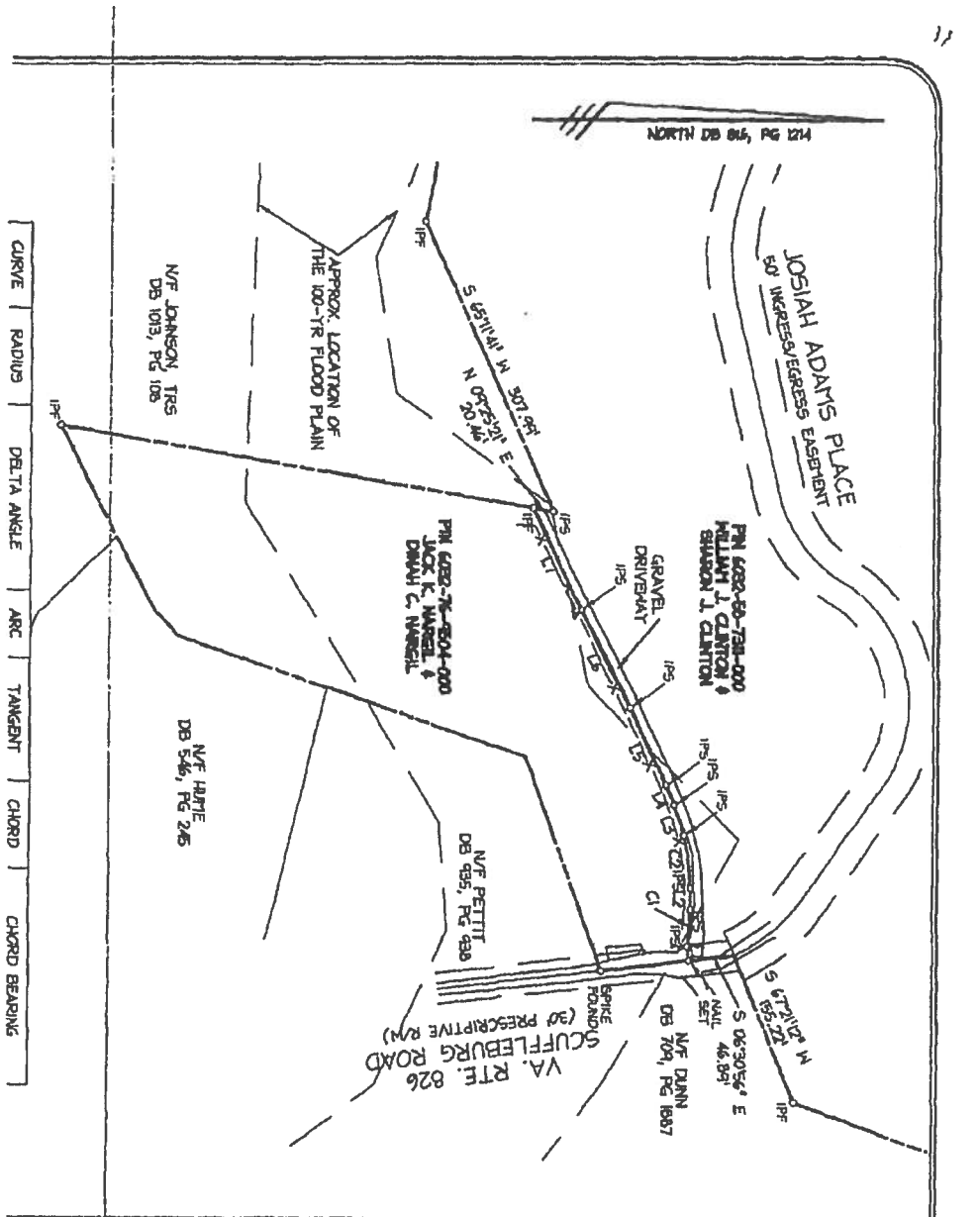


LEGEND

- X --- PROPERTY LINE
- X --- IRON PIPE FOUND
- X --- FENCE LINE
- X --- NOW OR FORMERLY



10



### APPROVAL BLOCK

This plat is for the sole purpose of **CONVEYING** the property line of **\_\_\_\_\_** record as attached for all causes. This plat has not been reviewed for compliance with zoning and subdivision ordinance requirements and does not constitute an approval of new lots of record under the Fauquier County Subdivision Ordinance.

*Richard A. Cook*  
 Agent, Board of Supervisors  
 11-3-06  
 Date

LINE	BEARING	DISTANCE
L1	S 83°17'20" W	83.16'
L2	S 89°10'49" W	20.62'
L3	S 77°46'142" W	31.37'
L4	S 67°10'49" W	21.16'
L5	S 64°22'30" W	82.40'
L6	S 63°00'54" W	105.82'
L7	S 64°58'15" W	111.12'

**SURVEYOR'S CERTIFICATE**  
 I, ERIC K. NISKANDEN, A DULY LICENSED LAND SURVEYOR CERTIFY THAT THIS PROPERTY LINE AGREEMENT TO THE

F. HUIE  
4, Pg 245

CHORD	CHORD BEARING
36.29'	N 84°03' W
51.51'	S 82°36'47" W

RANGE RATE MAP,  
THE PROPERTY IS LOCATED IN  
THIS FIRM.

RIGHTS-OF-WAY MAY EXIST.

OPERIES SHOWN.

**'S CONSENT STATEMENT**

AGREEMENT DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN  
THE PRESENCE OF THE UNDERSIGNED OWNERS, PROPRIETORS, TRUSTEES

*W. J. Clinton*  
I, W. J. Clinton  
OF Loudoun  
STATE OF Virginia

REGIONS INSTRUMENT WAS ACKNOWLEDGED

HIS 24 DAY OF October, 2006  
W. J. Clinton and Dinah Carley Nargil

*Sherry Sperry*  
NOTARY PUBLIC  
IN EXPIRES 10/31/2007

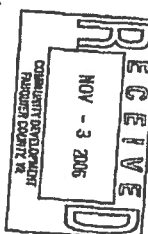
L7	5 6450/5' W	111.10'
----	-------------	---------

**SURVEYOR'S CERTIFICATE**

I, ERIC K. NISKAMEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY  
CERTIFY THAT THIS PROPERTY LINE AGREEMENT TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND  
IS BASED ON A CURRENT FIELD SURVEY.  
I FURTHER CERTIFY THE PROPERTIES SHOWN HEREON LIE IN THE NAMES OF  
WILLIAM J. CLINTON & SHARON J. CLINTON - DB 812, PG 22 & DB 122, PG 293 - PH 6032-58-7311-000  
JACK K. NARGIL & DINAH C. NARGIL - DB 129, PG 1973 - PH 6032-76-8504-000  
AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



LEGEND  
--- X --- 1/4" = 100' (SEE PLAN)  
--- X --- 1/4" = 100' (SEE PLAN)  
--- X --- 1/4" = 100' (SEE PLAN)  
--- X --- 1/4" = 100' (SEE PLAN)  
--- X --- 1/4" = 100' (SEE PLAN)  
--- X --- 1/4" = 100' (SEE PLAN)

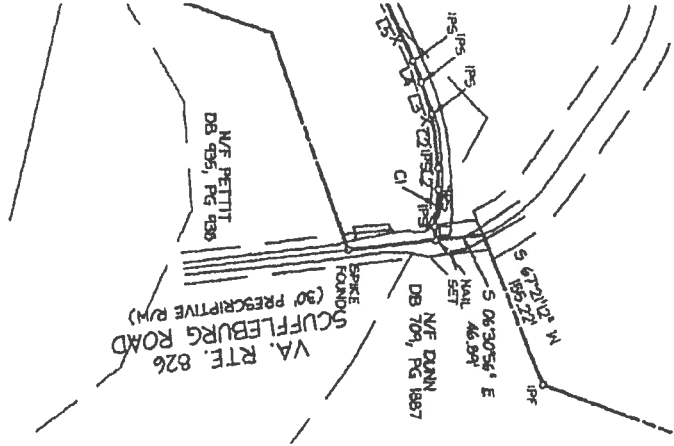


PLAT SHOWING  
PROPERTY LINE AGREEMENT  
BETWEEN THE PROPERTIES OF  
WILLIAM J. CLINTON & SHARON J. CLINTON  
DEED BOOK 818, PAGE 22  
DEED BOOK 122, PAGE 293  
and  
JACK K. NARGIL & DINAH C. NARGIL  
DEED BOOK 1291, PAGE 1373  
MARSHALL MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA  
SCALE 1"=100' OCTOBER 3, 2006

**CARSON ASHLEY**  
ENGINEERS . SURVEYORS . PLANNERS  
410 Rosedale Court . Suite 200 . Warrenton, Virginia 20186  
Phone: (540) 347-9191 . Fax: (540) 349-1905  
www.carson-ashley.com

ENT | CHORD | CHORD BEARING

N/E HAYNE  
DB 546, PG 245



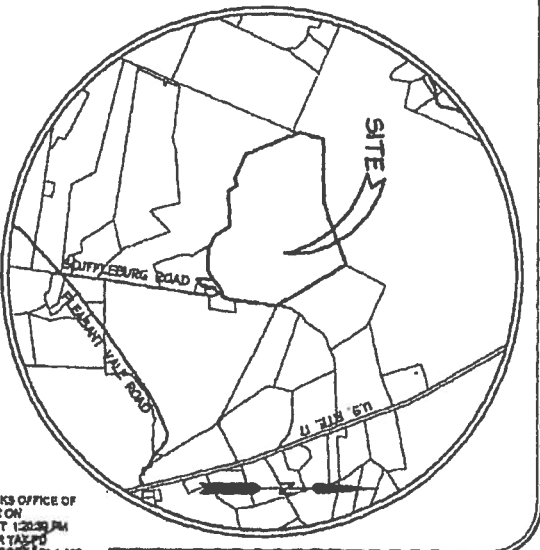
**APPROVAL BLOCK**

This plat is for the sole purpose of continuing the property line of record as shown for all corners. This plat has not been reviewed for compliance with zoning and subdivision ordinance requirements and does not constitute an approval of new lots of record under the Fauquier County Subdivision Ordinance.

*Blair R. Cook*  
1st Vice Board of Supervisors

Date 11-3-06

LINE	BEARING	DISTANCE
L1	S 89°37'20" W	13.16'
L2	S 89°10'44" W	20.62'
L3	S 77°46'42" W	31.37'
L4	S 67°10'44" W	21.11'
L5	S 64°22'30" W	82.40'
L6	S 63°00'54" W	95.82'
L7	S 64°58'15" W	111.10'



RECORDED IN CLERKS OFFICE OF FAUQUIER COUNTY  
November 07, 2006 AT 1:20:39 PM  
\$0.25 REGISTRANT TAX  
AS REQUIRED BY VA CODE § 62.1-602  
STATE \$0.00 LOCAL \$0.00  
FAUQUIER COUNTY, VA  
GAIL H BARR, CLERK OF CIRCUIT COURT

See Next Page

13

**SURVEYOR'S CERTIFICATE**

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PROPERTY LINE AGREEMENT TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND IS BASED ON A CURRENT FIELD SURVEY.

RECORDED IN CLERKS OFFICE OF  
FAUQUIER ON  
June 24, 2010 AT 1:50:18 PM  
\$0.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE § 58.1-802  
STATE: \$0.00 LOCAL: \$0.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT  
*Gail H Barb*

14